Primavera development

green lake
SMART VILLAS
BY PRIMAVERA DEVELOPMENT

Technical specifications

Project Mission

The Greenlake project, addresses both a potential investor, with a well-defined vision of the budget and construction standards he is seeking, as well as customers chasing the home of their dreams. Because no customer should get anything less than their dream home, we want to offer them as much control as possible over technical solutions and finishing materials.

In conclusion, we consider as very important to provide you with an extremely solid and pragmatic infrastructure, so that you have the opportunity to implement, with minimal costs and efforts, your own vision of your future property, state-of-the-art technologies, as well as a very wide choice of finishes and furnishing solutions.

We know that your time is very valuable and that is why our team of specialists will be at your disposal for the implementation or coordination of these additional works, if you decide to opt for this service. You also have the opportunity to purchase one of the villas delivered as "turn-key", furnished in cooperation with renowned architects and interior designers ready to deliver for you the ultimate urban lifestyle.

I. Construction delivery standard

# Structure and foundation	The foundation will be made of a system of continuous reinforced concrete beams placed on the compacted ballast filling/cushion; The structural system is made of reinforced concrete frames, concrete with superior strength class and BST 500 steel reinforcement; All floors are made of reinforced concrete, including the terrace slab above the 2nd floor; The lateral perimetral walls are made of brick masonry with width of 30 cm and vertical gaps;
# Building Insulation	The house insulation is done with 15 cm mineral wool for all the external walls; The finishing system of the facades is a combination between ventilated facade and thermal system with decorative painting; The exterior windows are made of aluminum frame with thermal break and double-glazed windows with reduced energy transmission; The facade on the ground floor which is facing the private courtyard will have a sliding door, allowing for wide opening; The backyard terrace is made with the following layers: 20cm thermal insulation, protective screed and waterproofing. The walkable terraces are finished with a raised system; The entrance door is made of anti-burglary metal and will be equipped with an electro-lock to allow its opening through an electronic system.
# Thermal Installations	The heating is performed by the air-water heat pump, the rooms being warmed through the below-floor system; Domestic water heating is also done by the heat pump, the system being equipped with a boiler of 300 liters for storing the hot water; The cooling system is provided by fan convectors mounted in the ceiling with the thermal agent supplied by the heat pump; The heat pump can be accessed via smartphone so that it can be programmed as efficiently as possible, saving energy;
# High and low electrical voltage system	The house is connected to the public electricity grid through a district neighborhood transformer group; The electrical distribution will be carried out by means of a general switchboard and floor switchboards (2); Photovoltaic panels will be installed to transform the light energy from the sun's rays directly into electrical energy; In the general switchboard we will provide the infrastructure for connecting a

	charging station for electric cars; Wiring for lighting and power sockets, standard (Legrand Smart-Home); The house will be equipped with a anti-burglar alarm to which additional sensors can be connected (smoke and flood) and which can be addressed via a Smart-Phone; Data cabling for access points located on the stairwell and cabling for TV connection in the living room and master bedroom.
# Sanitary installations	The internal distribution of cold and hot water will be made through composite pipes with a sliding sleeve connection; Flush-mounted toilet tanks will be able to receive a wide range of options for actuation flaps; For increased acoustic comfort, sound-absorbing pipes will be used.
# Compartments and Interior Finishes	The interior partition walls will be made of plasterboard double-clad panels on both sides and/or brickwork. The bathroom walls will be delivered with water-repellent cladding; Bathroom floors and walls (h=30cm) will be waterproofed; The walls will be finished to receive the final layers of paint; The ceilings will be finished/primed and provided with hatches for visiting the fan coil units.
# Exterior works and Surroundings	Each villa will be provided with 2 parking spaces in front of the house, with a finishing layer of self-blocking pavers; The private yard will be surrounded by an opaque wooden fence with a concrete base; The private garden will have a layer of 30 cm of vegetal soil; For every 100 square meters of garden, at least 1 tree will be planted, according to the landscaping plan; Each house will have a terrace in the private garden; The pavement at the main entrance to the house will be paved with tiles/composite stone with anti-slip properties; The houses will be provided with the necessary infrastructure to install the automatic irrigation system.
# Construction works	The access roads to the villas will be asphalt and will have a minimum width of 7 meters so as to ensure two flows for circulation; both directions will have a

sidewalk set up for pedestrian traffic with a minimum width of 1.5 meters;

The external networks will be built buried under the common streets in the complex, where necessary, in special channels with manholes; for the possibility of installing future networks, additional channels will be provided;

Public lighting will be provided by led lighting;

For the public spaces and the exterior of the neighborhood, there will be a CCTV system connected to the gate cabin of the complex.

II. Owner's improvements and finishes

The following works are the responsibility of the owners, the list not being exhaustive:

- Changes to the basic works listed in the previous chapter;
- Execution of the final finishing and painting/cladding of walls and ceilings (including bathrooms);
- Execution of the final finishing of the floor (over the screed);
- Purchase and installation of the interior doors;
- Purchase and installation of electrical equipment;
- Purchase and installation of sanitary fixtures;
- Purchase and installation of interior lighting fixtures;
- Purchase and assembly of furniture, including kitchen furniture and fitting out dressing rooms;
- Finishing the exterior terrace (in the private garden) and additional landscaping works;
- Installation of the charging station for electric cars (the infrastructure is provided).

In order to execute the works, the DDE project will be made available to the owner, but the verification and the final survey for the execution of the above works are the responsibility of the owner and the work executors.

III. Additional services

- Configuration and setting of Smart-Home systems / Service Providers: Once moved in the new home, all the smart systems of the house must be configured, from TV services, internet to property surveillance and security. In this sense, the Primavera team will be available to prepare all these systems and to mediate any communications with external service providers. Estimated cost: free.
- Interior Design: Interior design is the combination between art and the science of improving the interior of a building to achieve a healthier and more aesthetically pleasing environment for the people who use the space. In this sense, we have a team of interior designers with whom we collaborate, either from the Primavera team or external collaborators. It just depends on you to decide which suits your style best. Estimated cost: 25-40 E/usable square meter.
- Technical project review: If significant changes to the project are necessary, we can analyze them with the design team as well as the implications these changes will have on the technical solutions. Estimated cost: 2-5 E/usable square meter.
- Project Management: A fee-based service where the construction manager is solely responsible to the owner and acts in the owner's best interest throughout each phase of the project. The project

manager does not have direct contract with subcontractors, but advises the owner on issues such as the optimal use of available funds, work quality control and the project schedule. Estimated cost: 10-12% of the works he coordinates.

- General contractor: A general contractor is responsible for the day-to-day supervision of a construction site, managing procurement and communicating information to all parties involved throughout a construction project. The general contractor coordinates, contracts and makes payments related to all construction works. Estimated cost: 12-15% of the works they subcontract.